

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/10 Cherry Crescent Braybrook VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/5A Vine Street Braybrook VIC 3019	\$615,000	06-May-20
4/14 Riley Court Braybrook VIC 3019	\$600,000	04-Feb-20
2/13 Burnett Avenue Braybrook VIC 3019	\$600,000	02-Mar-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 June 2020



3/5A Vine Street Braybrook VIC 3019

3 2 2

Sold Price

^{RS} **\$615,000** Sold Date **06-May-20**

Distance **0.17km**



4/14 Riley Court Braybrook VIC 3019

3 1 -

Sold Price

\$600,000 Sold Date **04-Feb-20**

Distance **0.66km**



2/13 Burnett Avenue Braybrook VIC 3019

2 2 1

Sold Price

Sold Date **02-Mar-20**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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